



• Immaculately Presented

• Gas Central Heating

• Great Open Plan Kitchen Diner

• Council Tax Band F

• 4 Bedroom Detached Family House

• Sealed unit double glazed windows to the front and triple glazing to the rear

• 2 Bedrooms with Ensuites

• No Upper Chain Involved

• Extended Utility Room

• EPC B

Immaculately presented "The Plane" 4 bedroom modern detached house, situated on the popular residential location of Winder Drive in Hazelrigg, offered for sale with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows to the front and triple glazing to the rear. Briefly comprising of an Entrance Hallway door with frosted side panels & cloakroom cupboard. Downstairs w/c, with low level w/c, wall mounted hand wash basin, tiled splash back. Lounge with a Box bay window. Open plan Kitchen Diner with a good range of wall and base units, 2 high level ovens, one and a half stainless steel sink and drainer unit, central island with a 4 burned hob and an extractor over, integrated fridge freezer and dishwasher, French doors to the garden, electric blinds and spotlights to the ceiling. Opening to the Sitting Area with French doors to the garden, electric blinds and spotlights to the ceiling. Internally extended Utility Area with wall and base units, rolltop work surfaces, plumbed for automatic washing machine, wall mounted combi boiler enclosed behind a roller door, extractor fan and door to the side access.

Landing with a picture window, loft hatch, storage cupboard with a hot water tank. Bedroom 1 with a Box bay window, walk in wardrobe, spotlights to the ceiling. Bedroom 2 has sliding door wardrobes. Both Bedroom 1 & 2 have ensuites comprising of double shower cubicles with mains showers, tiled splash back, spotlights, extractor, wall mounted hand wash basin, low level w/c, heated towel rail. Bedroom 3 has built in storage, Bedroom 4 has double sliding door wardrobes. Bathroom with Panelled bath, wall mounted hand wash basin, low level w/c, double shower cubicle, tiled splash back, heated towel rail, spotlights and an extractor.

Externally there is a double width block paved driveway, 1/3rd garage via an up & over door. Lawned rear garden with patio areas and garden room all of which enjoy a westerly aspect.

Entrance Hallway

Downstairs w/c

Lounge

Kitchen Diner

Sitting Area

Utility Area

Bedroom 1

Ensuite 1

Bedroom 2

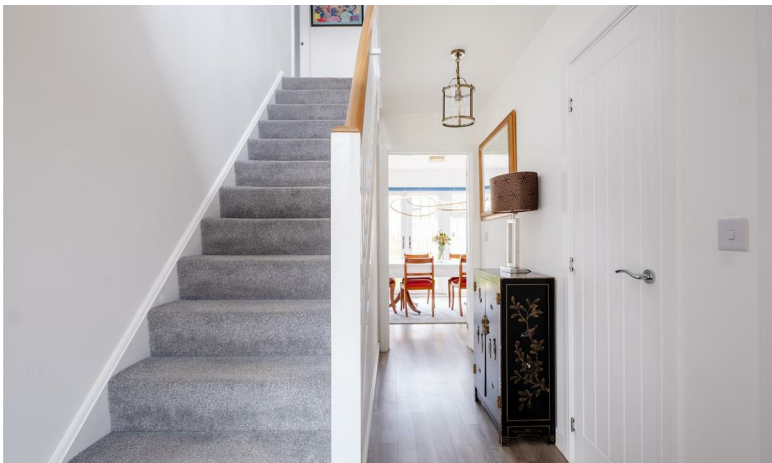
Ensuite 2

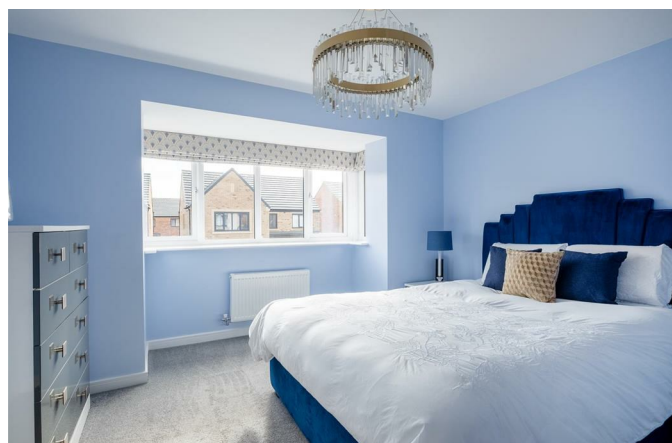
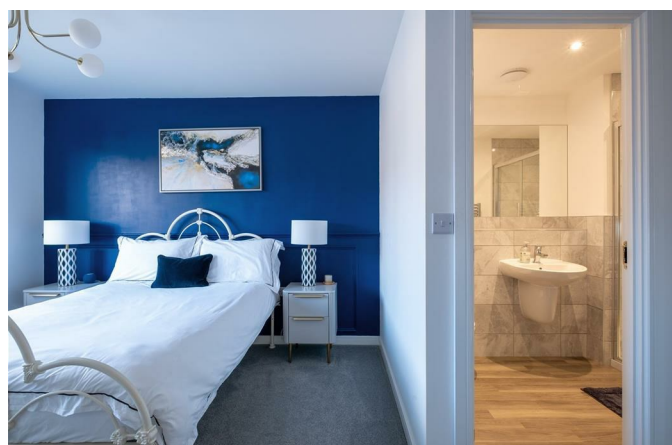
Bedroom 3

Bedroom 4

Bathroom

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current B Potential A

Council Tax Band: F

Square Feet: 1953 Sq Ft

Constructed: 2022

Distance from Havannah First School: 0.59 miles

Distance from Hazelwood Primary School: 0.69 miles

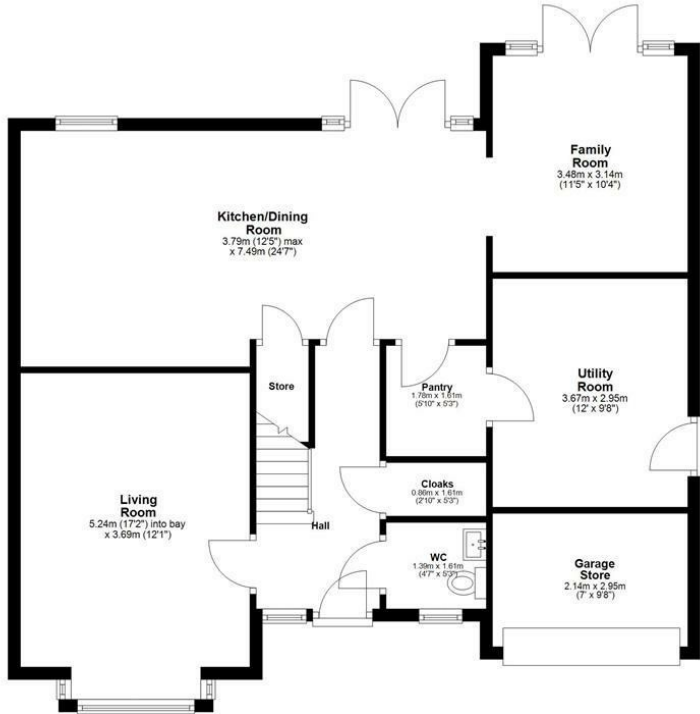
Distance from North Gosforth Academy: 1.48 miles

**2024
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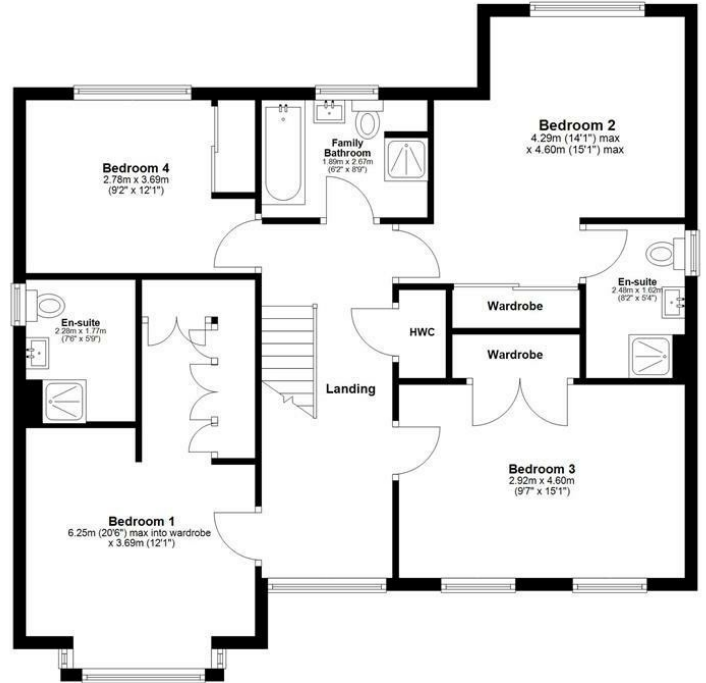
ESTAS

Verified reviews from our clients

Ground Floor



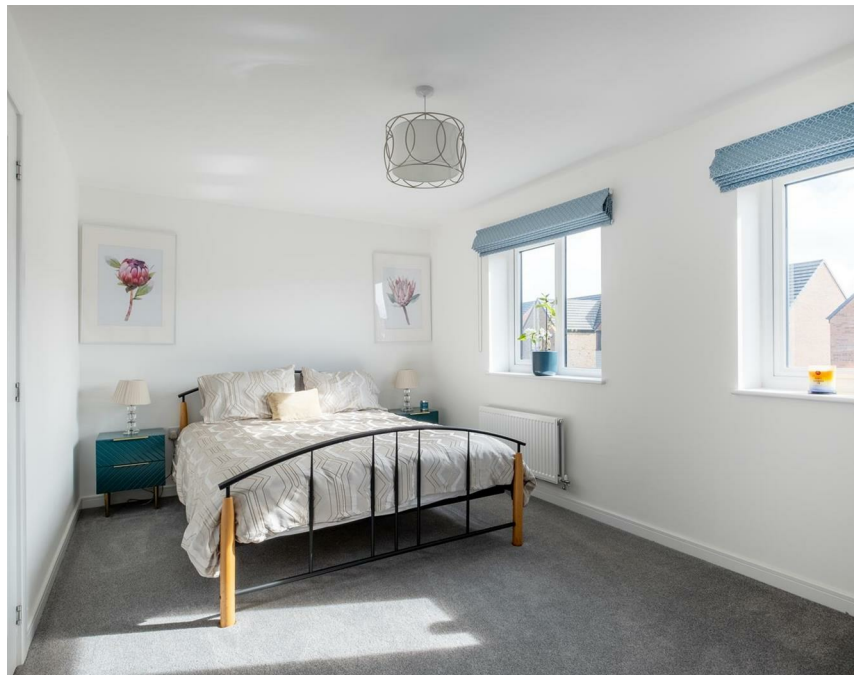
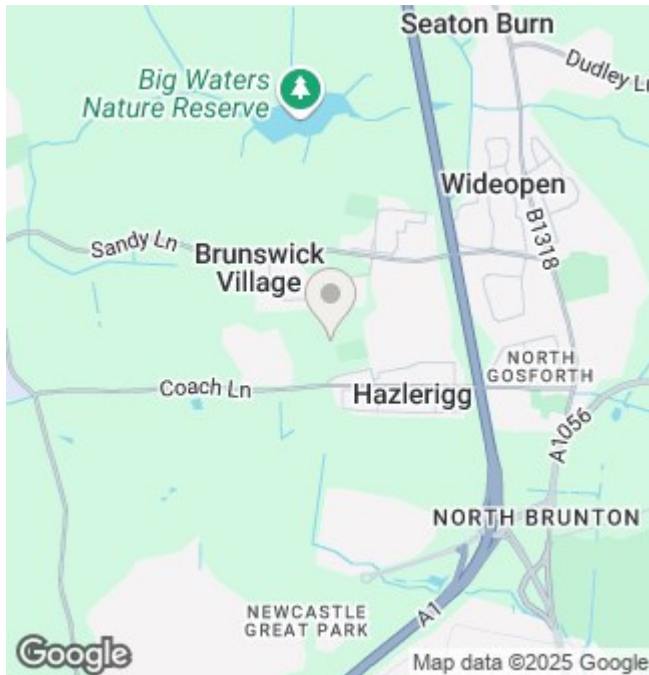
First Floor



Total area: approx. 181.5 sq. metres (1953.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.